

123.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

881,300 / 881,300

USE VALUE:

881,300 / 881,300

ASSESSED:

881,300 / 881,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		DEVEREAUX ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LAMBOU NICHOLAS S/LIFE ESTATE	
Owner 2:		
Owner 3:		

Street 1:	35 DEVEREAUX STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER	
Owner 1:	LAMBOU NICHOLAS S -
Owner 2:	-
Street 1:	35 DEVEREAUX STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	Parcel ID
This parcel contains 9,514 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.			123.0-0002-0008.0

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	LAMBOU NICHOLA	64727-307		12/29/2014	Convenience		1	No	No	
		10333-583		8/12/1963				No	No	Frances Lambrou dod 04/17/2012

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description				4/21/2018	MEAS&NOTICE	KB	Kevin B
Z	R1	SINGLE FA	100	water						11/14/2008	Meas/Inspect	336	PATRIOT
o				Sewer						10/25/2000	Hearing Chag	189	PATRIOT
n				Electri						12/1/1999	Inspected	264	PATRIOT
		Census:		Exempt						11/17/1999	Mailer Sent		
		Flood Haz:								10/27/1999	Measured	264	PATRIOT
D				Topo	1	Level				7/6/1992		JK	
s				Street									
t				Gas:									

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9514		Sq. Ft.	Site		0	90.	0.74	10									634,883						634,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9514.000	246,400		634,900	881,300		79514
							GIS Ref
							GIS Ref
							Insp Date
							04/21/18

Total Card / Total Parcel  
881,300 / 881,300  
881,300 / 881,300  
881,300 / 881,300

APPRAISED:  
USE VALUE:  
ASSESSED:

19596!

PRIOR ID #1: 79514

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/12/2010	995	Re-Roof	9,300						4/21/2018	MEAS&NOTICE	KB	Kevin B
6/27/1994	304	Manual	1,800						11/14/2008	Meas/Inspect	336	PATRIOT

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SCUTTLE HOLE , BMT FLOODS W/HEAVY RAIN.										
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Average													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BLUE				A Kits:	Rating:													
View / Desir:				FpI: 1	Rating: Average													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1958	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G12	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster	Functional:			Interior:				1	7	3								
Sec Int Wall:	Economic:			Additions:														
Partition: T - Typical	Special:			Kitchen:														
Prim Floors: 3 - Hardwood	Override:			Baths:														
Sec Floors: 4 - Carpet	Total: 50 %	18.6 %		Plumbing:														
Bsmnt Flr: 5 - Lino/Vinyl				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 123.0-0002-0008.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X10		A	AV	1998		0.00	T	16.8	101					
More: N	Total Yard Items:					Total Special Features:								Total:				